

Article 4: Sale of 1.5 acres of Town property to Giri Montpelier, Inc. for \$1,000,000

What is the project:

Giri Montpelier, Inc. is the owner of the Comfort Inn on Paine Turnpike North. They are proposing to build a 100 room hotel in front of the Comfort Inn, and between the Applebee's and the Maplefields. This will be a nationally known hotel brand and will be a great fit in Berlin as it will conform to town zoning standards and will add sidewalks along Paine Turnpike North. As part of this project, the hotel is looking to add more parking to the rear of the existing Comfort Inn on unused land currently owned by the Town. Access to this parking area will be from Paine Turnpike North running along the side of the Comfort Inn.

What is the proposal:

The town will sell 1.5 acres of currently un-used town land at the end of the Town Hall campus to Giri Montpelier, Inc.

How much: Sale price of \$1,000,000 payable to the town.

What is the commercial value of this land:

Being land locked, it has limited commercial value outside of abutters (being the town, and the Comfort Inn). Similar size lots WITH frontage to Paine Turnpike North show a value of \$600,000. To access for property from the town land would mean driving through the highway department operations, including gravel piles and navigating large trucks and equipment. To access this property from the Comfort Inn side would require the development of an access drive on the side of the Comfort Inn, which the developer is proposing to do. The town has no plans for this parcel of land, and would not be hampered by its sale.

How will this benefit the town & its residents:

The sale of this part of town property is necessary for the Giri hotel project. This new hotel will generate property taxes for the town, increase business for the Applebee's, Maplefields, Shaws, plus Central Vermont Marketplace. The new hotel will also consume an estimated 10,000 gallons per day of water from Berlin's water system, bringing additional revenue to the water division.

In addition this piece of town property will be added to the tax roles and generate property tax revenue for the town.

If the Local Options Tax passes, the rooms, meals, and sales generated by the increased traffic will be added to the revenues received by the town as well.

How will this impact Town and highway department operations & capabilities:

This sale will not impact highway department operations. This is currently unused land with no plans for use in the future. The Public Works Board has more than sufficient allocations available to handle this, and other planned projects, and is excited to have the new hotel as a customer.

Police and Fire are aware of the proposal and will have direct opportunity to have any concerns addressed as part of the Development Review Board process. This project is a win-win for Berlin!

What will the town use the money for:

The current plan is for the money received from the sale be reserved by the town for future improvements to meet the needs of the Town Highway/Public Works departments. Expenditure of these funds will require voter outreach and authorization before proceeding.

What would be the impact on town services.

The land sale itself would have no impact on town services. The new hotel, when built,

Why are we being asked to vote on this:

The town charter requires a town wide vote as part of the sale process for town owned land.

*Please see the links on the webpage (accessed through the QR code below) for graphics including a site plan sketch of the total project, and an outline of the 1.5 acre parcel identified to sell.

